

Mecklenburg County Common Code Defects

Residential Building

Code Defects

Rated wall on townhomes not extended into soffit adequately.

Code Description

Section R-317.1 Fire-resistance-rated floor-ceiling and wall assemblies shall extend to and be tight against the exterior wall, and wall assemblies shall extend to the underside of the roof sheathing.

Section R-317.2.1 **Continuity.** The common wall for townhouses shall be continuous from the foundation to the underside of the roof sheathing, deck or slab and extend the full length of the common wall

Possible Options:

Extend rated wall assembly to the back side of the fascia boards and the soffit, to create a continuous separation of the individual townhomes, including the eaves.

Disclaimer: There may be other ways to comply with the Code. If so, you are not required to use this method to comply with the Code. You may want to investigate other options, or consult with a design professional identifying an equally code compliant solution.